



## 3 bedroom Villa for sale in Estepona, Málaga

470,250€



This newly built townhouses is situated in the sought-after area of Estepona, Malaga, offering a prime location front line to the golf course and within close proximity to a wide range of amenities. The property boasts three spacious bedrooms, two modern bathrooms, and an additional guest toilet, making it ideal for families or those seeking ample space for guests. With a total built area of 239.42m<sup>2</sup>, including 146.5m<sup>2</sup> of stylish interior living space and a 15.26m<sup>2</sup> terrace, the villa is designed to maximise comfort and functionality.

The villa features a private swimming pool and a secluded garden, providing a tranquil setting for relaxation or entertaining. The private garage ensures secure parking, while the storage room offers practical space for belongings. Residents can enjoy the benefits of a fully equipped gym and a luxurious SPA, enhancing the lifestyle on offer. The property is presented unfurnished, allowing for personal customisation to suit individual tastes.

Inside, the villa is finished to a high standard with marble floors throughout, electric blinds, and a separate dining room for formal occasions. The spacious living room opens onto a balcony, offering stunning sea, garden, pool, and street views. The layout is thoughtfully designed to create distinct areas for dining and relaxation, catering to modern living requirements.

The location is particularly advantageous, being close to the sea and beaches, as well as golf courses, shops, restaurants, schools, the town centre, and the port. With easy access to transport links, this property combines luxury living with convenience, making it an exceptional choice for those seeking a contemporary home in one of Estepona's most desirable neighbourhoods.

- 3 bedrooms
- Swimming Pool
- Private garage
- Front line golf
- Air conditioning
- Storage room
- Dining room
- Indoor pool

- 2 bathrooms
- South orientation
- Communal garden
- Amenities near
- Marble floors
- Gym
- Living room
- Electric blinds

- 239m<sup>2</sup> Build size
- 15.26 m<sup>2</sup> terrace
- Communal pool
- Transport near
- Sauna
- Brand new
- Sea view
- Fitted wardrobes



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